



COUNCIL CHAMBERS

17555 PEAK AVENUE MORGAN HILL CALIFORNIA 95037

REDEVELOPMENT AGENCY

Dennis Kennedy, Chair
Hedy L. Chang, Vice-Chair
Larry Carr, Agency
Greg Sellers, Agency Member
Steve Tate, Agency Member

COUNCIL MEMBERS

Dennis Kennedy, Mayor
Hedy Chang, Mayor Pro Tempore
Larry Carr, Council Member
Greg Sellers, Council Member
Steve Tate, Council Member

WEDNESDAY, OCTOBER 22, 2003

AGENDA

JOINT MEETING

REDEVELOPMENT AGENCY REGULAR AND SPECIAL MEETING

and

CITY COUNCIL SPECIAL MEETING

7:00 P.M.

***A Special City Council Meeting Is Called
at 7:00 P.M. for the Purpose of Conducting Closed Sessions and City Business.***

Dennis Kennedy, Mayor

CALL TO ORDER

(Chairperson/Mayor Kennedy)

ROLL CALL ATTENDANCE

(Agency Secretary/City Clerk Torrez)

DECLARATION OF POSTING OF AGENDA

Per Government Code 54954.2

(Agency Secretary/City Clerk Torrez)

7:00 P.M.

SILENT INVOCATION

PLEDGE OF ALLEGIANCE

PROCLAMATION

Domestic Violence Awareness Month
Lisa Ramos, Community Solutions

CITY COUNCIL SUBCOMMITTEE REPORTS

OTHER REPORTS

Quarterly Finance & Audit Committee Report
City Treasurer Roorda

PUBLIC COMMENT

NOW IS THE TIME FOR COMMENTS FROM THE PUBLIC REGARDING ITEMS NOT ON THIS AGENDA.

(See notice attached to the end of this agenda.)

**PUBLIC COMMENTS ON ITEMS APPEARING ON THIS AGENDA WILL BE TAKEN AT THE TIME
THE ITEM IS ADDRESSED BY THE COUNCIL. PLEASE COMPLETE A SPEAKER CARD AND
PRESENT IT TO THE CITY CLERK.**

(See notice attached to the end of this agenda.)

**PLEASE SUBMIT WRITTEN CORRESPONDENCE TO THE CITY CLERK/AGENCY SECRETARY. THE
CITY CLERK/AGENCY SECRETARY WILL FORWARD CORRESPONDENCE TO THE CITY
COUNCIL/REDEVELOPMENT AGENCY.**

Redevelopment Agency Action

CONSENT CALENDAR:

ITEMS 1-2

The Consent Calendar may be acted upon with one motion, a second and the vote, by each respective Agency. The Consent Calendar items are of a routine or generally uncontested nature and may be acted upon with one motion. Pursuant to Section 5.1 of the City Council Rules of Conduct, any member of the Council or public may request to have an item pulled from the Consent Calendar to be acted upon individually.

Time Estimate

Page

Consent Calendar: 1 - 10 Minutes

1. **SEPTEMBER 2003 FINANCE & INVESTMENT REPORT** 1
Recommended Action(s): Accept and File Report.
2. **HOUSING REHABILITATION LOAN FOR GONG INVESTMENT GROUP** 11
Recommended Action(s):
 1. Approve an Additional \$20,000 Home Improvement Loan Under the Agency's Housing Rehabilitation Loan Program for the Gong Investment Group; and
 2. Direct the Executive Director to Do Everything Necessary to Prepare and Execute Loan Documents or Amend Existing Documents.

City Council Action

CONSENT CALENDAR:

ITEMS 3-5

	Time Estimate		Page
	Consent Calendar: 1 - 10 Minutes		
3.	<u>AGREEMENT WITH THE STROMBOTNE LAW FIRM</u>		15
	<u>Recommended Action(s): Authorize</u> the City Manager to Execute an Agreement with the Strombotne Law Firm.		
4.	<u>AMENDMENT TO AGREEMENT WITH THE LAW FIRM OF RUTAN AND TUCKER</u>		29
	<u>Recommended Action(s): Authorize</u> the City Manager to Execute an Amendment to Agreement with the Law Firm of Rutan and Tucker.		
5.	<u>APPROVE CHANGE ORDER FOR LIFT STATION B</u>		45
	<u>Recommended Action(s): Approve</u> Change Order in the Amount of \$28,000 to Construct a Retaining Wall Along the Service Road Adjacent to Lift Station B and to Provide Additional Erosion Control Measures to Prevent Silt Runoff From Entering Private Property.		

City Council Action

OTHER BUSINESS:

	Time Estimate		Page
6.	60 Minutes	<u>COMMUNITY INDOOR RECREATION CENTER APPROVAL OF SCHEMATIC DESIGN</u>	49
		<u>Recommended Action(s):</u>	
		1. <u>Approve</u> Subcommittee Recommendations for (A) Schematic Design and (B) Approval to attain a LEEDS "Certification" Level; and	
		2. <u>Direct</u> Staff and Architect to Begin Design Development Drawings.	
7.	5 Minutes	<u>DISCUSSION REGARDING TOBACCO PREVENTION</u>	53
		<u>Recommended Action(s): Provide Direction</u> to Staff on How the Council Would Like to Proceed with Tobacco Prevention.	

Redevelopment Agency and City Council Action

OTHER BUSINESS:

	Time Estimate		Page
8.	10 Minutes	<u>FINANCIAL ASSISTANCE TO JOHNSON LUMBER</u>	87
		<u>Recommended Action(s):</u> <u>Authorize</u> the City Manager/Executive Director to Negotiate and Prepare the Necessary Agreements with Johnson Lumber to Provide for:	
		1. The Sharing of Sales Tax Revenue Based on Performance;	
		2. A Double Facade Grant, and	
		3. The Commitment to Install any Required Sound Wall/Fence Along the Future Extension of Butterfield Boulevard.	
9.	15 Minutes	<u>LEASE WITH THE CALIFORNIA YOUTH SOCCER ASSOCIATION (CYSA)</u>	91
		<u>Recommended Action(s):</u> <u>Provide Parameters</u> for Negotiating a Lease Extension with CYSA to Continue Using the Future Location of the Sports Complex as a CYSA Regional Soccer Complex.	
10.	10 Minutes	<u>ENDORSEMENT OF THE VALLEY TRANSPORTATION AGENCY'S (VTA) COMMUNITY DESIGN AND TRANSPORTATION PROGRAM AND BEST PRACTICES MANUAL</u>	101
		<u>Recommended Action(s):</u> <u>Adopt</u> Resolution Endorsing VTA's Community Design and Transportation Program and its Manual of Best Practices for Integrating Transportation and Land Use.	

FUTURE COUNCIL-INITIATED AGENDA ITEMS:

Note: in accordance with Government Code Section 54954.2(a), there shall be no discussion, debate and/or action taken on any request other than providing direction to staff to place the matter of business on a future agenda.

Redevelopment Agency Action and City Council Action

CLOSED SESSION:

1.

CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION

Authority: Government Code Sections 54956.9(b) & (c)
Number of Potential Cases: 2

OPPORTUNITY FOR PUBLIC COMMENT

ADJOURN TO CLOSED SESSION

RECONVENE

CLOSED SESSION ANNOUNCEMENT

ADJOURNMENT